

## **ZONING ADMINISTRATOR HEARING AGENDA**

**CITY OF NEWPORT BEACH  
PLANNING DEPARTMENT CONFERENCE ROOM  
BUILDING I – 3300 NEWPORT BOULEVARD  
Thursday, April 29, 2010  
Regular Meeting – 3:30 p.m.**

**Jim Campbell  
Zoning Administrator**

### **NOTICE TO THE PUBLIC**

#### **HEARING ITEMS**

**ITEM NO. 1.** Lot Merger No. LM2010-003 (PA2010-039)  
24 Harbor Island Council District 5

**SUMMARY:** A lot merger and waiver of a parcel map for the following property located on Harbor Island, and under common ownership: Lots 24 and 25 (Parcel 1), and a piece of land lying between the adjudicated high tide line and the southerly property line of both lots (Parcel 2). The property is located in the R-1 (Single-Family Residential) District.

**RECOMMENDED  
ACTION:**

- 1) Conduct public hearing; and
- 2) Approve Lot Merger No. LM2010-003 (PA2010-039)  
subject to the recommended findings and conditions.

**CEQA**

**COMPLIANCE:** The project is exempt from environmental review pursuant to Section 15305, Class 5 (Minor Alterations in Land Use Limitations) of the Implementing guidelines of the California Environmental Quality Act.

**APPEAL PERIOD:** Modification Permit applications do not become effective until 14 days after the date of action, during which time an appeal may be filed with the Planning Commission Secretary in accordance with the provisions of the Newport Beach Municipal Code. Tentative Parcel Map, Condominium Conversion, Lot Merger, and Lot Line Adjustment applications do not become effective until 10 days following the date of action, during which time an appeal may be filed with the Planning Commission Secretary in accordance with the provisions of the Newport Beach Municipal Code.

If in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing.

Any writings or documents provided to the Zoning Administrator regarding any item on this agenda will be made available for public inspection in the office of the Planning Department located at 3300 Newport Boulevard during normal business hours.

It is the intention of the City of Newport Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, the City of Newport Beach will attempt to accommodate you in every reasonable manner. Please contact the Planning Department at least 48 hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible.